

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 20, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-34135 – EXTENSION OF TIME – REZONING -

APPLICANT/OWNER: ALLEN AND RAFID HAMIKA

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. This Rezoning (ZON-18375) shall expire on February 21, 2011 unless another Extension of Time is approved by the City Council or a permanent rezoning amends the zoning classification.
2. Conformance to all the conditions of approval of Rezoning (ZON-18375) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Rezoning (ZON-18375) from R-E (Residence Estates) to C-1 (Limited Commercial) on 0.79 acres adjacent to the south side of Lake Mead Boulevard, approximately 420 feet east of Decatur Boulevard.

It is noted that there is one (1) related Extension of Time (EOT-34134) that will be heard concurrently with this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/21/07	The City Council approved a request to amend a portion of the Southeast Sector Plan of the Master Plan (GPA-18374) from ML (Medium-Low Density Residential) to SC (Service Commercial) on 0.79 acres adjacent to the south side of Lake Mead Boulevard, approximately 420 feet east of Decatur Boulevard. The Planning Commission recommended approval on 01/25/07.
02/21/07	The City Council approved a request for a Rezoning (ZON-18375) from R-E (Residence Estates) to C-1 (Limited Commercial) on 0.79 acres adjacent to the south side of Lake Mead Boulevard, approximately 420 feet east of Decatur Boulevard. The Planning Commission recommended approval on 01/25/07.
02/21/07	The City Council approved a request for a Site Development Plan Review (SDR-18376) for a proposed 6,650 square-foot retail building on 0.79 acres adjacent to the south side of Lake Mead Boulevard, approximately 420 east of Decatur Boulevard. The Planning Commission recommended approval on 01/25/07.
<i>Related Building Permits/Business Licenses</i>	
There are not current permits or business licenses issued for the subject site.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this type of application, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of application, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.78

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Proposed 6,650 square-foot retail building	SC (Service Commercial)	R-E (Residence Estates) with a Resolution of Intent to C-1 (Limited Commercial)
North	Single-Family Residences	ML (Medium-Low Density Residential)	R-PD8 (Residential Planned Development-8 Units per Acre)
South	Single-Family Residences	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
East	Single-Family Residences	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
West	Retail Establishment	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		Y
A-O (Airport Overlay) District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the first request for an Extension of Time of an approved Rezoning (ZON-18375) from R-E (Residence Estates) to C-1 (Limited Commercial) on 0.79 acres adjacent to the south side of Lake Mead Boulevard, approximately 420 feet east of Decatur Boulevard. In the time since the original approval of the Rezoning (ZON-18375), the applicant has not made any progress on the project in the form of the issuance and/or finalization of building permits.

Title 19.18.040 allows an extension of time or reinstatement of zoning approval as long as the zoning continues to conform to the use and density classification of the General Plan, while remaining consistent with the surrounding area and pattern of development.

FINDINGS

The applicant is requesting an extension of time to secure financing for the project. The rezoning conforms to the use and density classification of SC (Service Commercial) and is consistent with the zoning of the surrounding area and pattern of development; therefore, staff is recommending approval with a two-year time limit. Conformance to the conditions of approval of Rezoning (ZON-18375) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0